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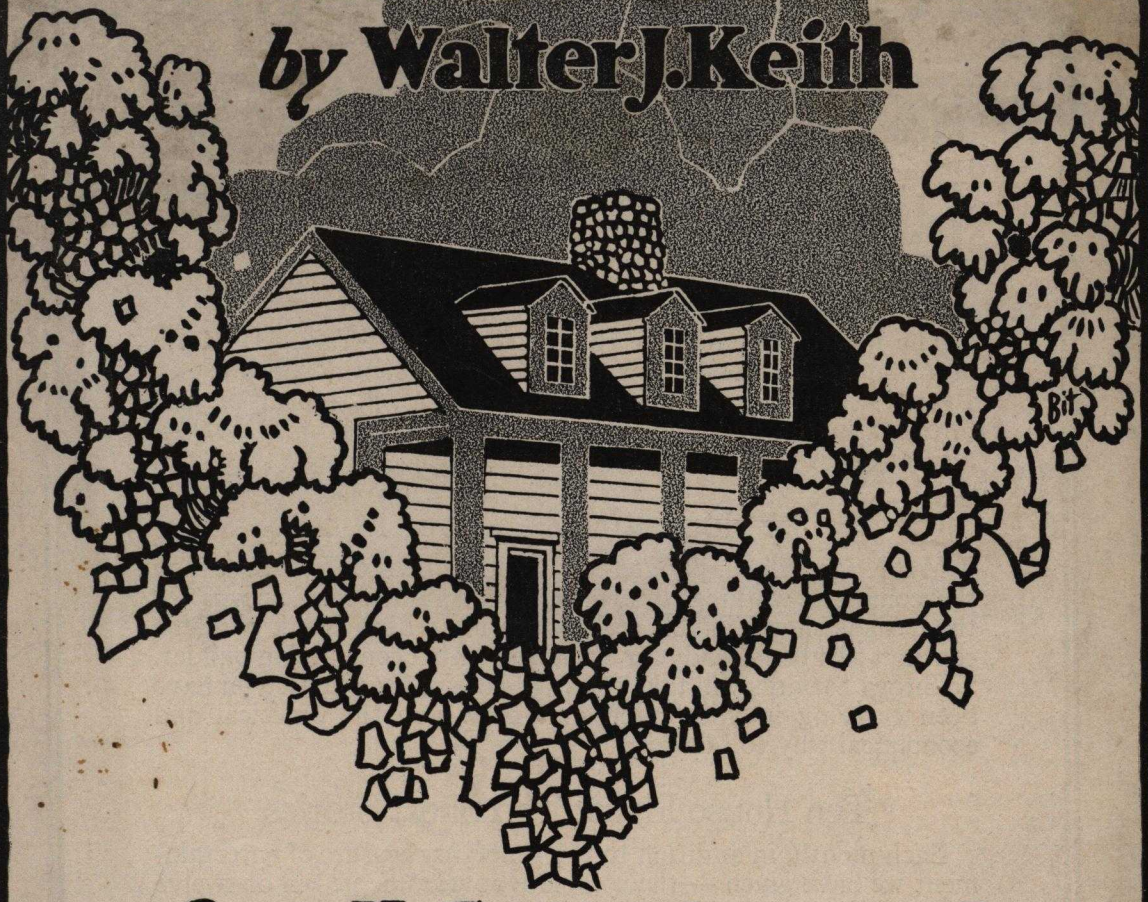
# Keith's House Plans

## by Walter J. Keith



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## Keith's House Plans

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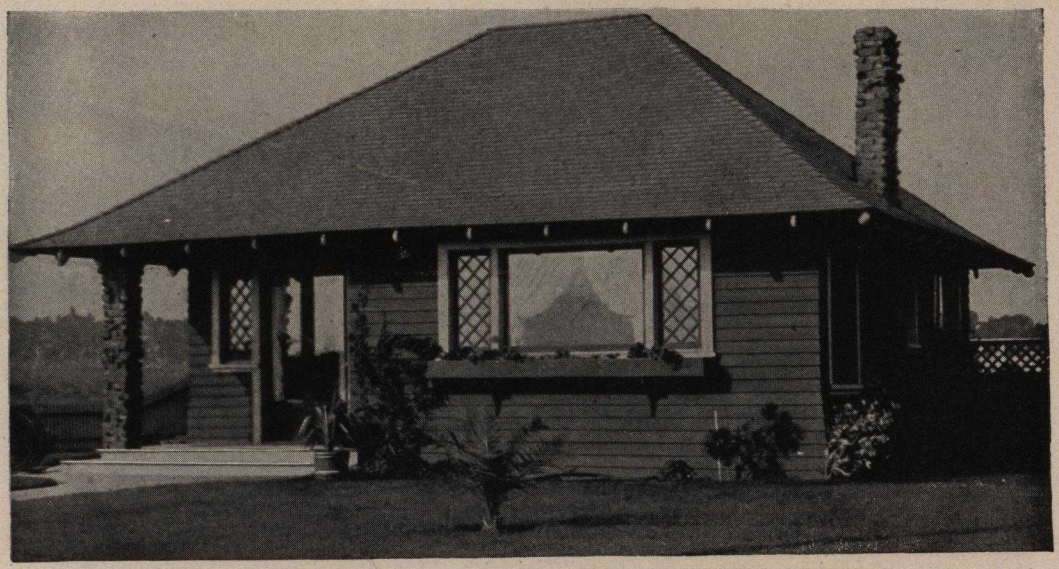
# Keith's House Plans



CALIFORNIA BUNGALOW. DESIGN NO. D–1080

This attractive little bungalow home most certainly expresses refinement and good taste. There are certain little touches such as the long triple window, with its diamond side lights and flower box, in the living room, the irregularly laid brick in the chimney and porch column and the unbroken slope of the roof that give it an attractive individuality. As a whole it has, with its wide undressed siding stained a rich brown and cream painted trimming, a dignified and simple homelike appearance that is charming.

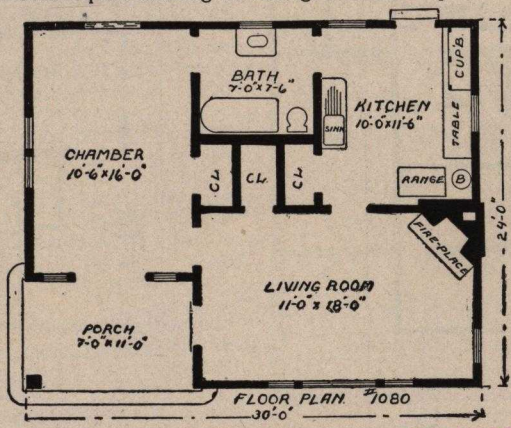
While only consisting of three rooms and bath, it has all the really necessary requirements of a small family, and if at any time more room should be required, it would be an easy matter to build on a room or two at the rear. The large size of the front room permits its use as both living room and dining room, but if this were deemed unsatisfactory an extension could be built at the rear for a kitchen and the present kitchen connecting through a large opening with the living room would make a very pleasant dining room.

If one or two additional attic bedrooms were required the pitch of the roof and the height of the plate could be slightly increased to get sufficient head-room, and the stairway built in part of the space occupied by the three closets. This would require building the cottage two feet deeper.

The large bedroom opens directly on the porch, an arrangement particularly desirable when located near enough to the water to dress for bathing in the house.

If more porch room were desired, the present one could be continued around the side of the house and given a pergola treatment that could be either sheathed over solid and canvased, or left open and vines trained to grow over the rough brick columns and up over the open rafters.

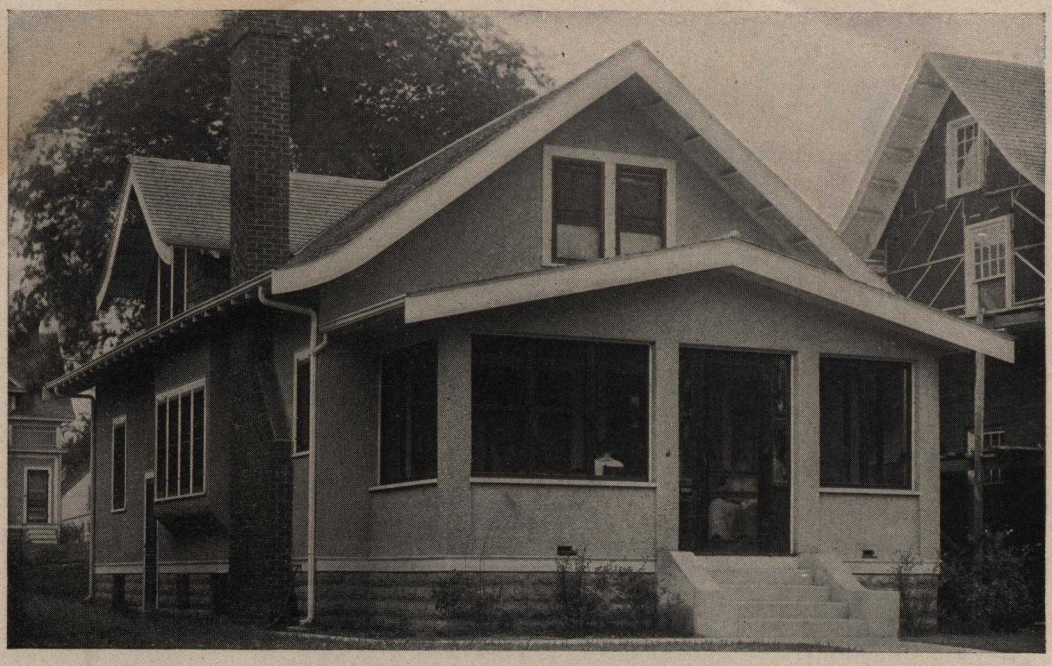
No cellar is provided




but where one is desired and the house kept as low as shown, it could be ventilated through windows opening on little areaways. If this were not considered advisable the floor level could be raised about eighteen inches to allow for the windows above grade. This, of course, would affect the appearance of the house.

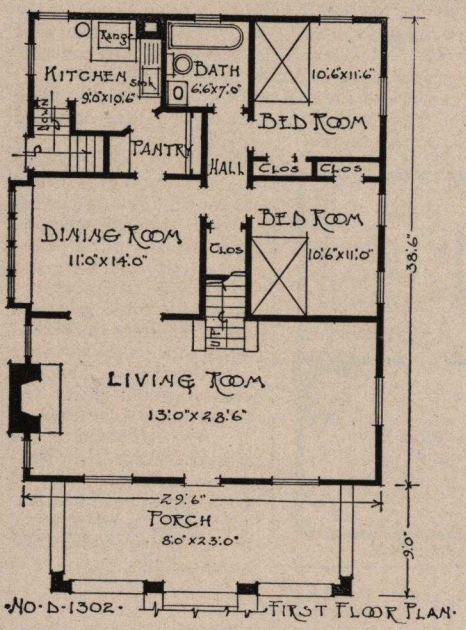
The estimated cost of this charming little bungalow without cellar is $800, exclusive of heating, plumbing, and electric work. Price of plans and specifications, $8.

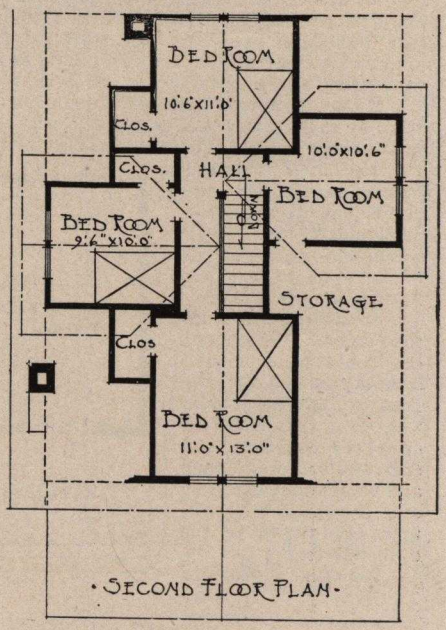
PUBLISHED BY KEITH'S MAGAZINE
MINNEAPOLIS, MINN



STUCCO BUNGALOW. DESIGN No. D–1302

As an example of a cement or concrete covered bungalow this design has been selected as meeting the requirements of many. The exterior is enhanced by the outside chimney worked into the end of the living room, which extends entirely across the front of the house, according to the plan herewith suggested. Opening from this living room through a wide archway is a very attractive dining room, connecting with the kitchen in turn through a roomy pantry. Two very nice bedrooms, with bathroom are provided on the ground floor, and the plans suggested show how four additional rooms could be secured on the second floor. This second floor could be finished, or not, as desired; if not, a door at the foot of the stairs would keep out the cold of the unused attic story. Cost with basement, but not including heating, plumbing, electric work, or the finishing of the second story, $1,575. Plans and specifications, $15.00.



BUNGALOW. DESIGN NO. D–1303

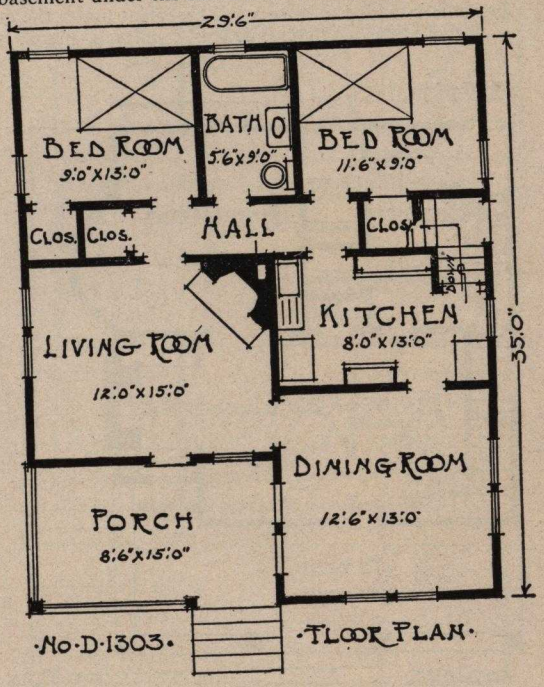
This delightful little bungalow design has been selected as one of the best examples of a model, thoroughly up-to-date, practical cottage home. The above illustration was taken shortly after completion and needs attractive planting of shrubbery about the base, with flowering vines growing over the lattice on the side.

The exterior treatment follows the simple and beautiful lines of the Swiss Chalet in, of course, a very much modified and simplified form. The particular merits of the design seem to be the extreme economy of construction, for it will be noticed that the roof is not shingled but covered with a simple patent roofing, used with battens softening the roof lines and giving a very clean cut appearance, while the barge boards are simple in the extreme. In other words the whole effect is secured by a simplicity of treatment. The house rests on a brick foundation and this may be a concrete wall below grade and should be if good clean concrete sand can be secured out of the excavation for the cellar. The house walls are covered with cypress siding. The compactness of the design makes it desirable to provide a full basement under the entire house, excepting the porch.

The floor plan arrangement suggested herewith appears to one as extremely practical and including all of the conveniences of a much larger and more expensive home. One attractive feature is the combination side entrance which leads to either kitchen or basement and does away with the troublesome cellar hatchway, that is, a descent of four steps from the kitchen floor is made to a platform one step above grade level and on which the kitchen door opens, where from the stair descends to the basement. The living room is attractive with its corner fireplace just opposite the entrance door, and so located that its flue and that of the kitchen range use the same chimney. A door at the rear of the living room alongside the fireplace opens on a centre hall, upon which open the two bedrooms and a bath. A good sized closet is provided at the end of the hall; this could be used for linen, or, as it is convenient to the front door, as a coat closet. The floor of the closet in the right hand bedroom is slightly raised so as to give sufficient headroom to the cellar stairs going down beneath. The dining room has windows on three sides and should make a very pleasant and attractive room.

The cost of building this little design, according to the floor plans here suggested, would in the average locality cost about $750 without basement, which would further increase the cost about $250, and exclusive of the heating, plumbing and electric work.

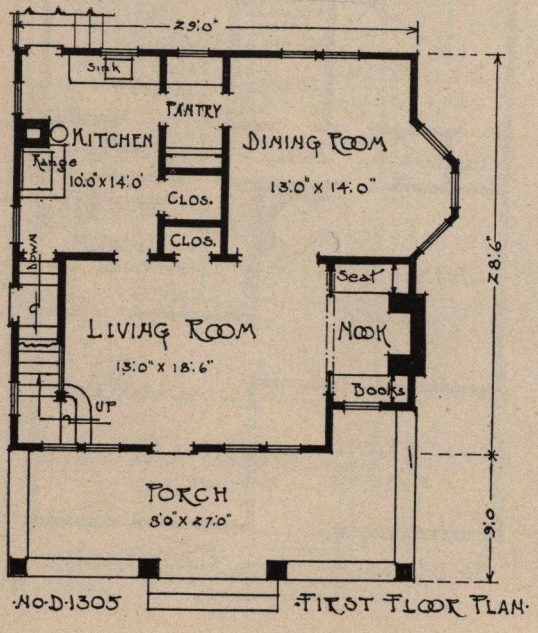
Price of plans and specifications, $10.

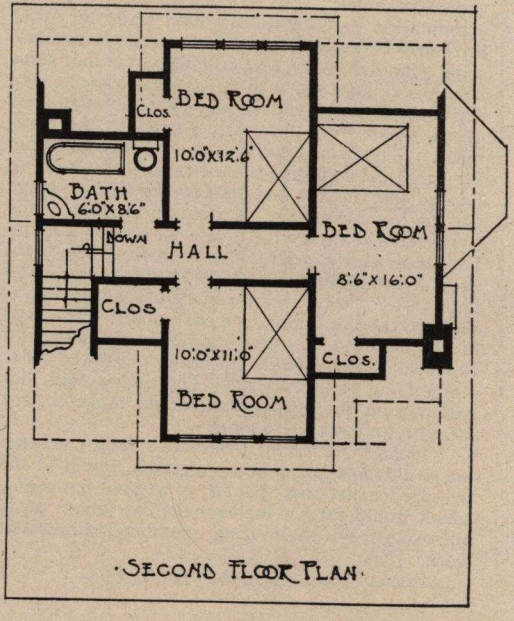


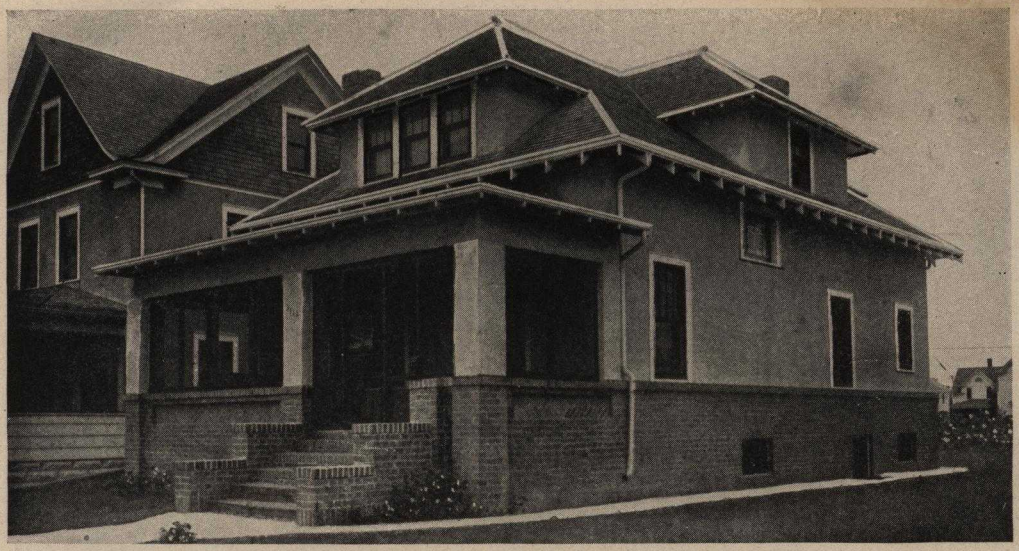
SEMI-BUNGALOW. DESIGN NO. D–1305

As a departure from the strictly bungalow type and yet keeping away from the two-story effect, this design has been selected as embodying many attractive and delightful features, chief among which, as to the exterior, are the deep shadows cast by the wide projecting cornice and the bold sweep of the roof toward the front, surmounted by the very attractive front dormer. The porch is unusually spacious and attractive and will make a delightful feature of this home.

In the interior the large living room is embellished by an inglenook, and in connection with the dining room, from which is projected a bay window, we have an interior that will delight every real home lover. The sloping roof necessarily limits somewhat the size of the rooms on the second floor. Nevertheless, they could be somewhat enlarged if one would be content with a little less head room along the side walls where the roof rafters keep approaching the floor. The rooms as designed show a minimum height here of about 5 feet. This design is intended to have a full basement under the main part of the house and the estimated cost is $1,525, exclusive of the heating apparatus, plumbing, and electric work. Price of plans and specifications, $15.



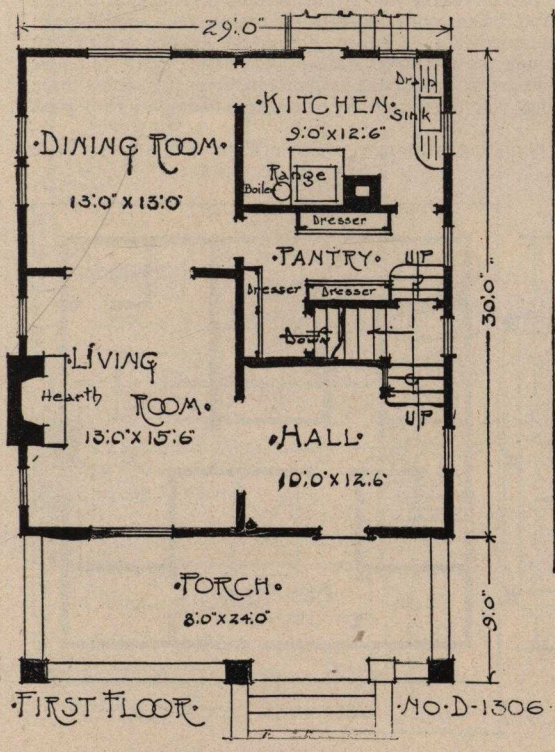


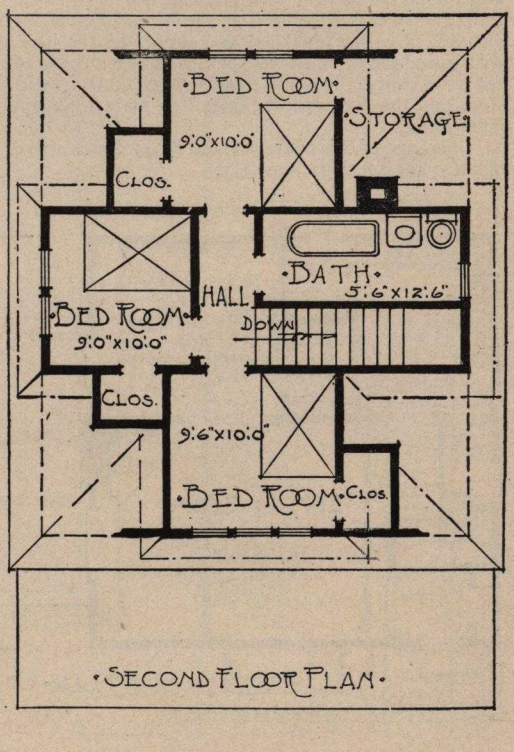
SEMI-BUNGALOW DESIGN. NO. D-1306

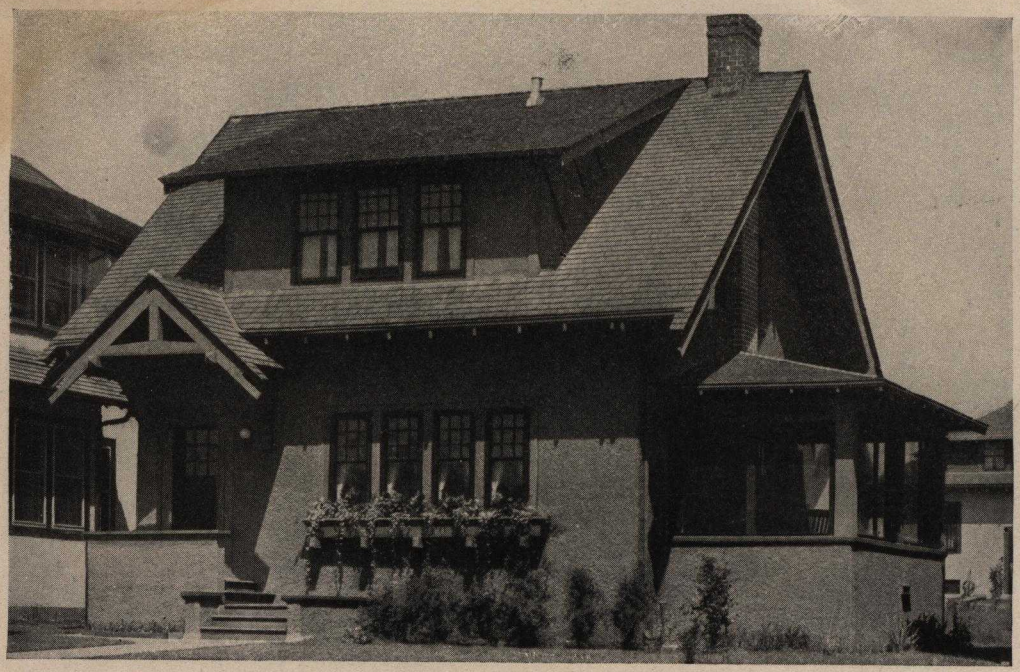
A semi-bungalow and selected because it suggests how, by combining two harmonizing materials, low cost and attractive effects can be had for a small cottage. The house is absolutely simple. The brick work, capped with a course of headers under the sill line and in pleasing contrast with the stucco above, is practically its only ornamentation.

The floor plan suggested for this elevation shows a very pleasing arrangement of rooms. The living room, dining room and hall are of ample size and with the large connecting archways, open up into practically one large room. The pantry is unusually well provided with dresser space for a house of this size. Four steps to a door on the main stair landing provide convenient passage from the pantry to the front door and the three second story bedrooms. There is a full basement under the entire house.

The estimate cost of this semi-bungalow is $1,525, exclusive of the heating, plumbing, electric work and decorations. Price of plans and specifications, $15.



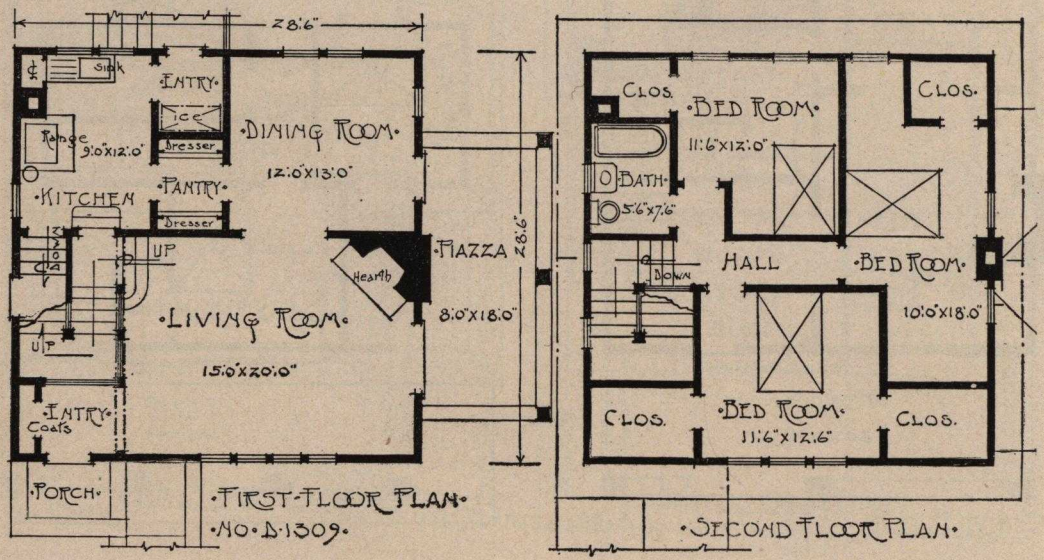


## ENGLISH COTTAGE DESIGN. NO. D–1309

We have chosen this little elevation as an example of a modified old English Cottage. Its simple lines and the soft shadows cast by its projecting eaves give it a most charming home-like appearance.

The floor plan suggested carries out the old English feeling, with the entry screened by the ballaster of a most attractive stairway. The fireplace, in the corner of the living room, breaks out square from the wall so as not to have that crude appearance which so many corner fireplaces have, and the openings to the living room and the piazza flank it with pleasing symmetry. The piazza, on the side of the house, is just back far enough from the street to be away from the eyes of the curious and, being connected with the dining room, would make an ideal place for breakfast and supper on the long summer days. Connected with the kitchen is a pantry with space for the ice-box. One goes down cellar through the combined kitchen and outside entrance under the main stairs. It is also possible to go up stairs without going through the living room, by means of the three steps and the door opening on to the main stair landing. On the second floor are three bedrooms with good sized closets.

The cost of this house is about $1,450, exclusive of plumbing, heating, electric work and decorations. Price of plans and specifications, $15.

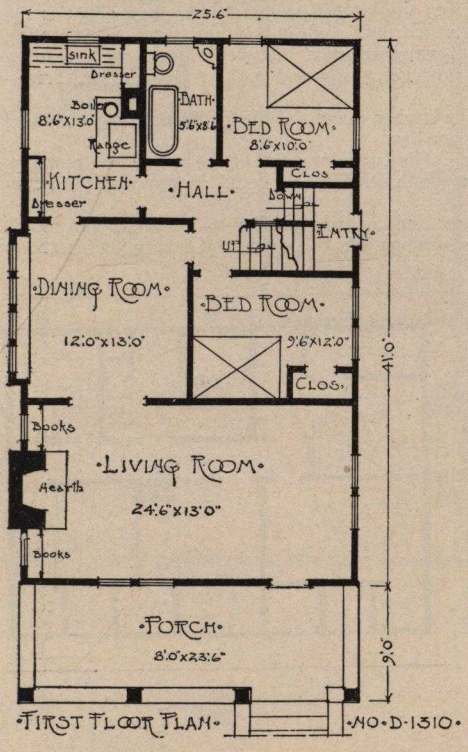


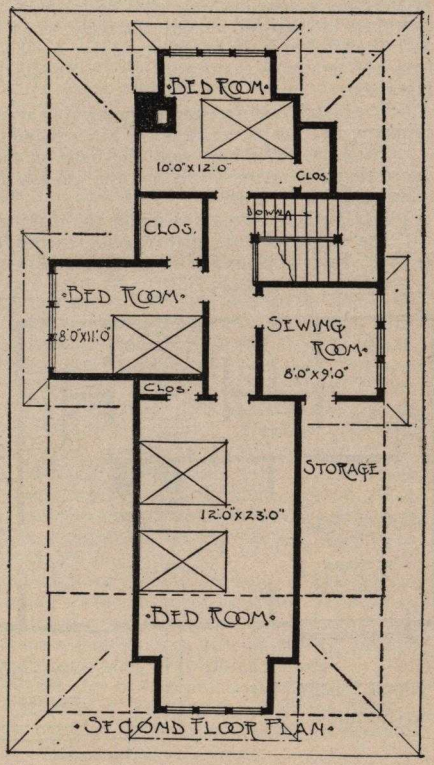
SEASHORE BUNGALOW DESIGN. NO. D–1310

We have selected this cement covered bungalow as a type particularly adapted for a seashore house, where there is little protection from the hot rays of the sun. The sweeping roof, with its broad overhanging eaves acts as a huge parasol, keeping off the hot sun and shading the windows and porch.

The suggested plan is particularly attractive for a house of this kind. The bedrooms, bath and stairs to attic all open on to a centre hall from which egress can be had through the side entrance. This is especially desirable when located near enough to the beach to dress for bathing in the bedrooms. A plan is also shown indicating how four additional rooms could be had on the second floor.

The cost of this bungalow, attic unfinished, is about $1,525, exclusive of heating, plumbing, electric work, and decorations. Cost of plans and specifications $15.



## SWISS CHALET DESIGN. NO. D–1311

This attractive cottage has been chosen, as an interesting example of the adaptability of the Swiss Chalet, in modified form, for use in the suburbs of our large cities. The exterior is entirely pleasing, with the soft harmonizing textures of the brick and stucco. The eaves of the sun roof running along the front, forming a protective covering for the main entrance, and the flower box and lattice at the window give it a restful and inviting appearance.

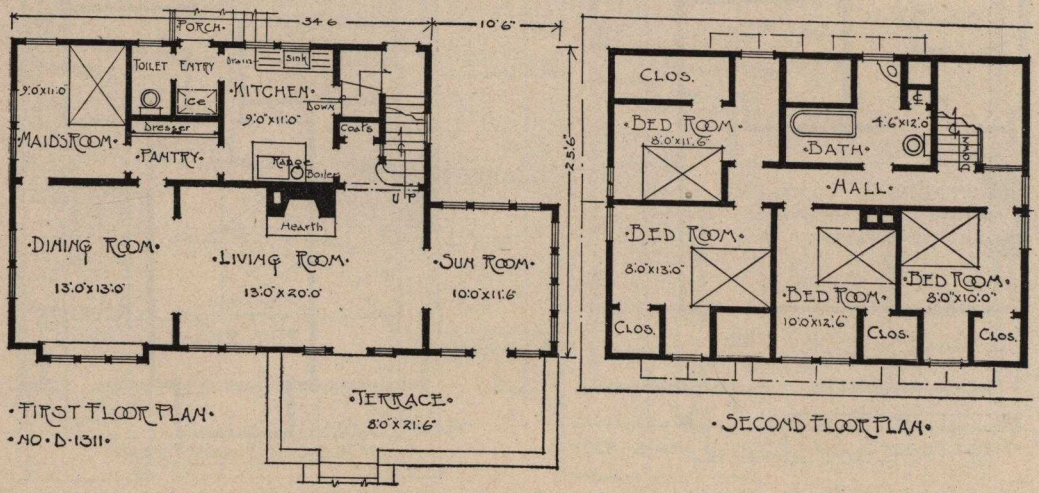
The living room of the suggested plan lies with its broad side to the front, opening at one end through a wide archway into the dining room and at the other through a pair of glass doors to the sun room, making practically one great room. The stairway does not break into the living room but is reached through an archway alongside the fireplace. In the stair recess is a coat closet under the slant of the returning stairs, and at the side, a door opening into the kitchen. Descending from the kitchen and under the main flight is the combined kitchen and outside cellarway, which does away with the troublesome outside trap door. Connecting with the kitchen is the entry with space for ice-box, and from which opens a separate toilet room. Leading from the pantry is the maid's room. Should it be desired, however, this would make a very pleasant breakfast room.

The plan is compact and economical in arrangement. The kitchen range and the fireplace occupy the same chimney, and the plumbing of the kitchen and bath are all in one line.

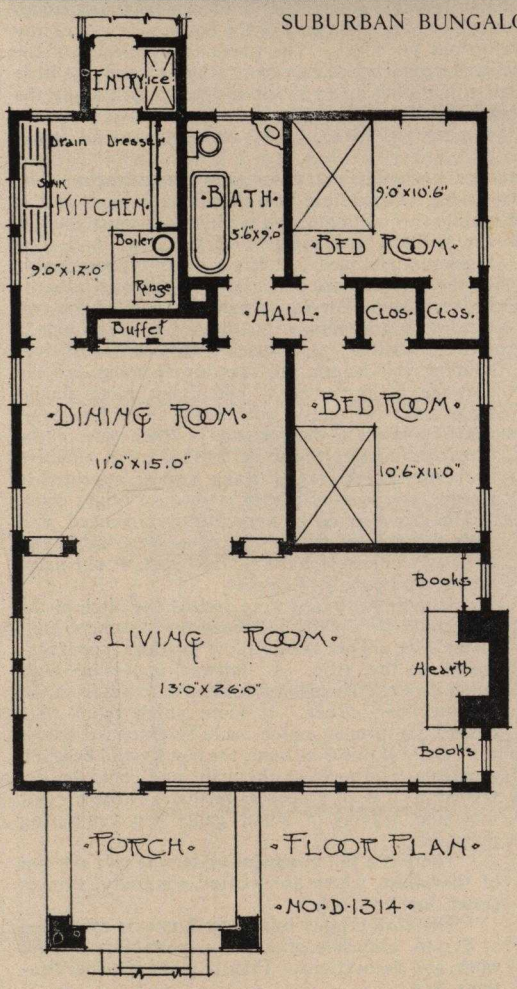
There are three bedrooms and bath on the second floor. The irregular shape of the rooms invites many interesting decorative effects and the window alcoves suggest window seats, and could be provided with curtains hung for drawing.

A full cellar is provided under the main part of the house and contains laundry and cold-storage room.

The estimated cost of this house, exclusive of heating, plumbing, electric work, and decorations is about $1,575. Price of plans and specifications, $15.



SUBURBAN BUNGALOW. DESIGN NO. D-1314




The above depicts a pleasing and inexpensive Bungalow home in stucco. The front dormer is well placed, and effectively breaks the plain of the roof and affords sufficient ventilation to the attic. The triple transomed windows and hospitable entrance porch, with outlines softened by the shadows of the wide projecting eaves, effect a most charming approach.

The floor plan, suggested to the left, has the merits of simplicity of treatment and economy of space. The generous living room, 13 feet wide and 26 feet long, extends across the entire width of the house. Windows are provided on three sides assuring a plentiful amount of sunlight and fresh air. An open fireplace with deep brick hearth, has been very nicely and simply worked into the end of the living room. Bookcases, with leaded glass doors, are built in the recesses on either side of the fireplace and above are casement windows glazed with art glass. This attractively and completely furnishes one end of the room. A well proportioned dining room, practically part of the living room, and separated only by a post and panel treatment adjoins at the rear. A buffet with drawers and cupboards, is built recessed in the rear wall, and little closets with leaded glass doors, are worked in above. Doors to either side lead to kitchen, and bedroom hall. The kitchen is furnished with a roomy dresser and other conveniences. Refrigerator space is arranged in the adjoining entry. A hall entered from the dining room opens into the bedroom and bath. The bedrooms are each provided with closets. These are ventilated into the attic through registers in the ceiling. A basement extends under the entire house, supplying ample room for laundry, heating apparatus, cold storage closet, fuel bins, etc.

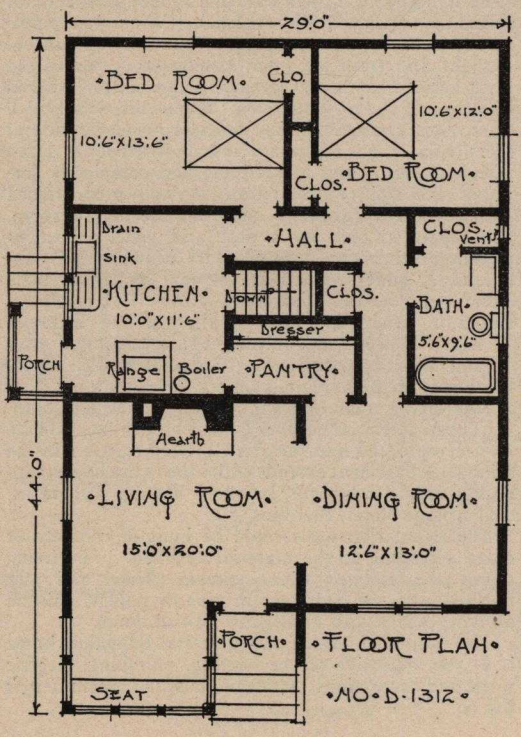
The foundation walls could be built of concrete or stone according to the material at hand. The living rooms are trimmed with cypress, stained and wax finished, and the bedrooms in pine or poplar, painted an ivory white with mahogany stained doors.

The estimated cost of this practical bungalow home is $1,300, exclusive of the heating, plumbing, electric work, and decorations. Price of plans and specifications $15.00.

CALIFORNIA BUNGALOW DESIGN. No. D–1312

This cozy little bungalow has been selected for its many desirable possibilities in floor plan arrangement. The exterior is extremely simple and economical in construction. The main part of the house is devoid of any attempt at decoration, depending entirely upon its proportions for effect. The whole attractiveness of the design lies in the alcove extension to living room, with its well proportioned casement windows and the little entrance porch nestled at the side. The house is covered with siding up to a belt course, carried along the tops of the windows, and with shingles above. As it stands this little bungalow is very attractive, and with the addition of some shrubbery planted around the base, and a few well placed bushes about the ground, it will have a most charming homelike appearance.

The floor plan, herewith suggested, is thoroughly practical and offers many domestic conveniences. The bedrooms are light and airy, each having windows on two sides. Closets are provided in each room and in addition, a large closet, for soiled clothing, is located opening into the bathroom, and ventilated through louvers just under the eaves. There is also a linen closet in the hall. The kitchen is of good size and conveniently arranged. It has a doorway opening on to the cellar stairs and also one opening into the bedroom hall. The dining room has windows on two sides and connects with the kitchen through a butler's pantry. A dresser with counter shelves running full length provides ample room for the stowage of china, etc. The living room should make a very attractive apartment. Low bookcases could be built in the recesses on each side of the fireplace and with the walls finished as an effective background, this would make a most appropriate setting for a worthy cast or a touch of bright color.




The alcove could be very prettily arranged, and with a couple of willow chairs, a small table and some soft pillows, for the window seat, would make a most charming little retreat.

If more bedrooms were desired the pitch of the roof could be slightly increased and dormers built in the side. This would allow for three good bedrooms in the attic. A stairway could be built going up over the cellar stairs and starting from the present linen closet. If more porch room were desired the present porch could be extended across the front. If this were done, the porch could be given a pergola treatment, or the main roof could be extended, as it is, or hipped as far back as the present roof line leaving a small gable for ventilating purposes.

There is a full basement under the rear portion of the house, where are located a laundry, storage closet, fuel bins, etc.

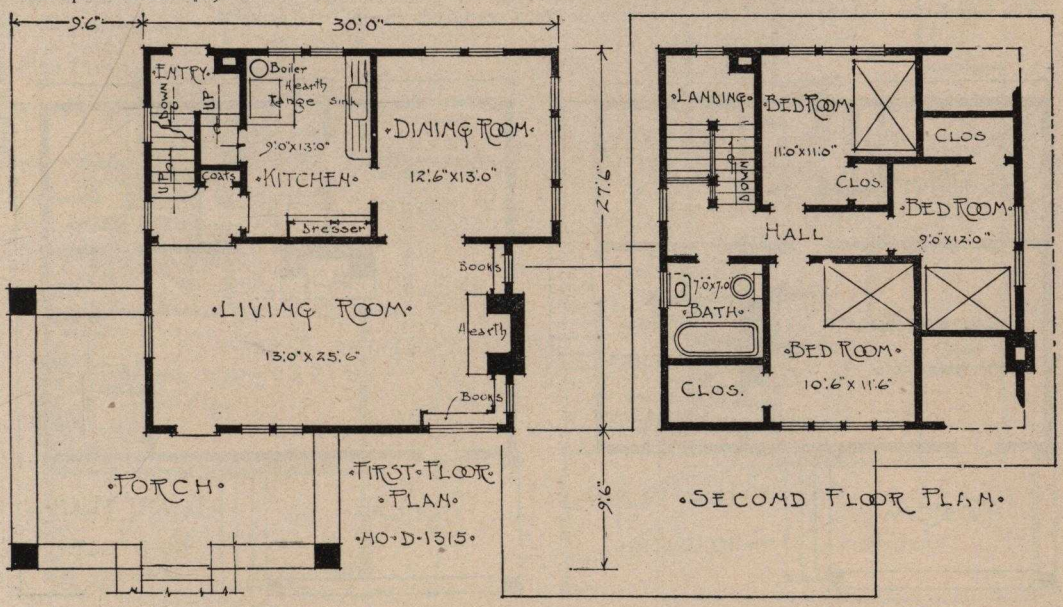
The cost of this bungalow home is estimated at $1,550, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications, $15.

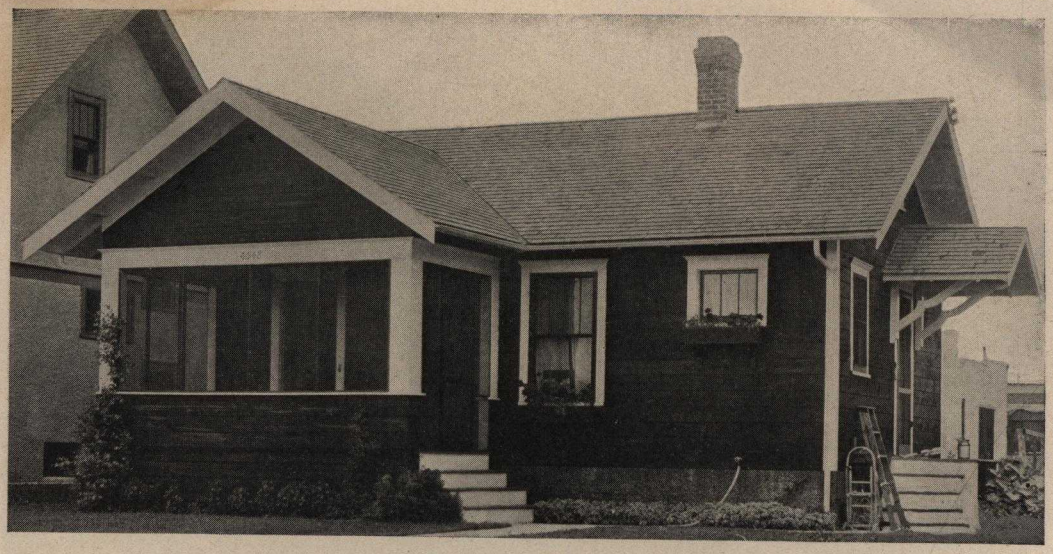
AN ARTISTIC CALIFORNIA BUNGALOW. DESIGN NO. D-1315.

A typical California Bungalow is shown in the above illustration. The sweeping roof lines and wide projecting eaves are characteristic, and the broad span of the porch beam and the battering porch columns and chimney lend a massive and solid effect to balance the overhanging roof. The exterior is designed to be covered with wide siding up to the top of the first story windows and with shingles above. The shingles are laid in alternating courses of 2 inch and 6 inch exposure to the weather. This gives a very pleasing effect, which harmonizes with the brick and cobble stone in the foundation, porch walls, and chimney.

The entrance, in the floor plan here suggested, is direct into the generous living room. This is a very attractive room and windows are provided on three sides offering an abundance of fresh air and sunlight. At one end of the room is a large fireplace, with flanking built-in bookcases. On one side the bookcase is returned along the side wall with a double casement window above. To the rear is the dining room with direct communication to the kitchen. Adjoining the kitchen is the combined cellar and kitchen entrance. There is also a doorway leading to the main stair recess. This is one step above the living room and has a coat closet at the right of the stairs. On the second floor are three bedrooms and bath. A basement extends under the entire house.

The estimated cost is $1,500, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications $15.00





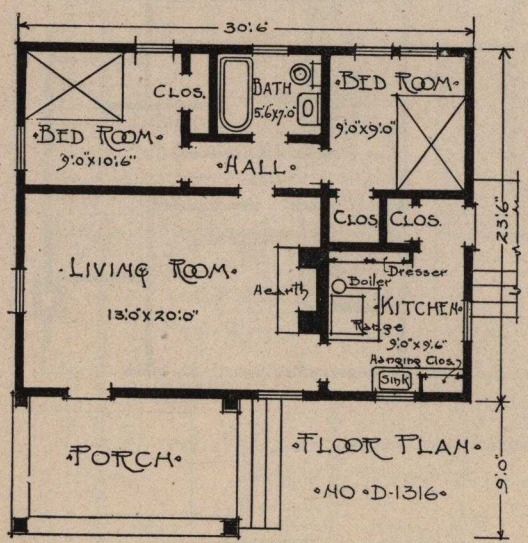
AN INEXPENSIVE BUNGALOW. DESIGN NO. D-1316.

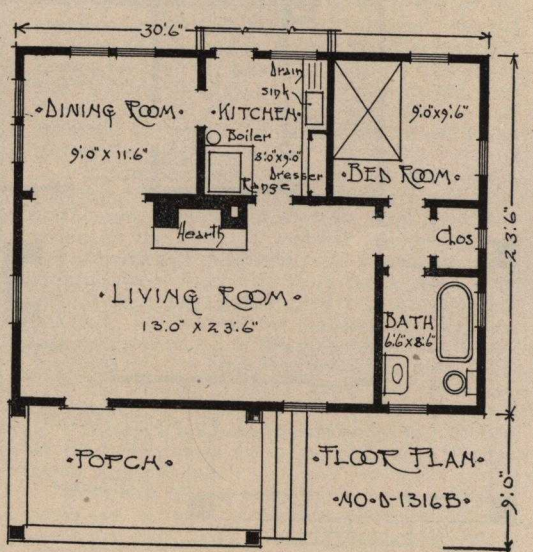
The illustration here shown depicts a cozy little bungalow, homelike in every feature. The exterior is well proportioned and the high window with its hanging flower box gives an interesting variation to the approach.

The living room in the floor plan suggested for this elevation, entered from the porch, serves as a dining room as well. An open fireplace with deep brick hearth, invites the family gathering when days are cool and makes, at all times, a decorative feature for the entire room. The chimney serves also for the flue from the range in the kitchen, directly adjoining the living room. The kitchen contains a roomy closet for pots or, if desired, to be used for the refrigerator. There is also a good sized dresser and in addition, a hanging closet over the drain board to the kitchen sink. A door in the living room opens into a connecting hallway between bedrooms and bath. Each bedroom is furnished with a good sized closet. A small cellar is provided under the kitchen and the adjoining bedroom. The balance of the house rests on a trench wall carried down below frost.

The estimated cost of this cozy little Bungalow home, according to the suggested floor plan is $800, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications $10.00.

D-1316B offers a suggestion where only one bedroom is required. In this plan the living room is a little larger than in D-1316 and the fireplace is placed against the rear wall. At the end of the room a door leads to a little square or lobby on which opens the bedroom, bath and a closet. To the rear of the living room, and connecting through a wide opening at the left of the fireplace, is a fair sized dining room. Mullion windows are built in the outside walls, assuring light and fresh air in plenty. A cellar is provided under the rear portion of the house. The foundation could be built of stone, concrete, or tile, according to the material at hand.



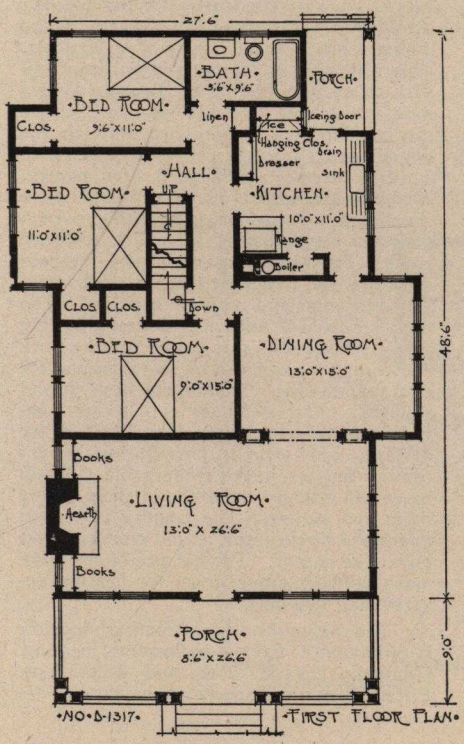
SHINGLE BUNGALOW. DESIGN NO. D-1317.

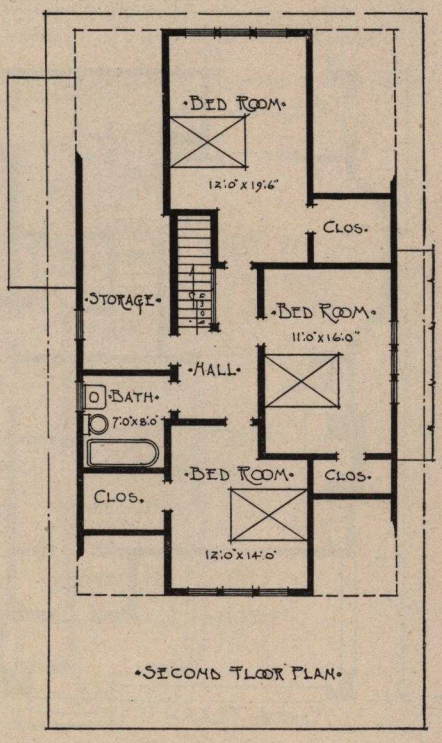
The illustration here shown depicts a cozy bungalow homelike in every feature. An attractive note is struck by the long sweep of the roof and the well proportioned dormer.

The practical and economical features of the floor plan, suggested for this artistic elevation, will commend it to the housewife. Centrally located, the front door opens into a generous living room, 13 feet wide and 26 feet 6 inches long. The most important feature of this room is the open fireplace with book cases built in on either side. To the rear is a well lighted dining room. The kitchen, furnished with dresser, hanging closet over the refrigerator and other conveniences, gives on to a rear porch, having separate door for ice delivery to the refrigerator. Three bedrooms with ample closet space, open onto a hallway which connects with bath, kitchen, and dining room.

The second floor plan, here suggested, shows how three bedrooms and bath could be secured in the attic if desired.

The estimated cost, not including the finishing of the second story and exclusive of heating, plumbing, electric work and decorating is $2,000. Cost of plans and specifications $20.

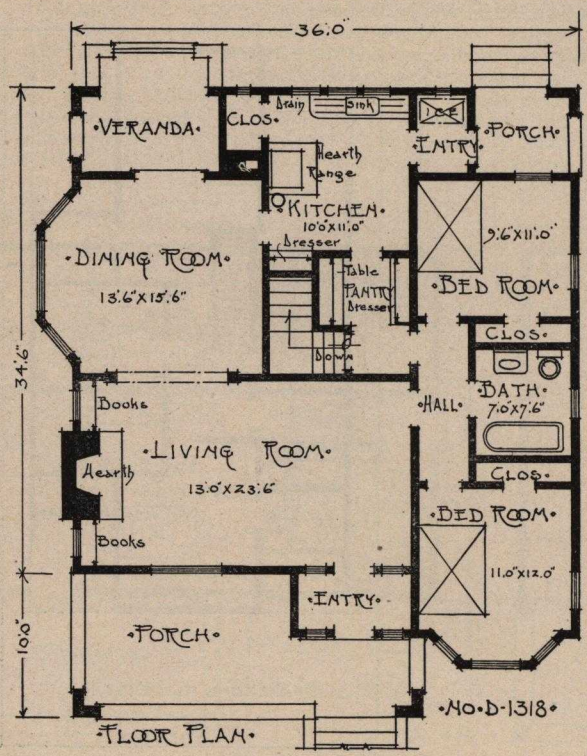


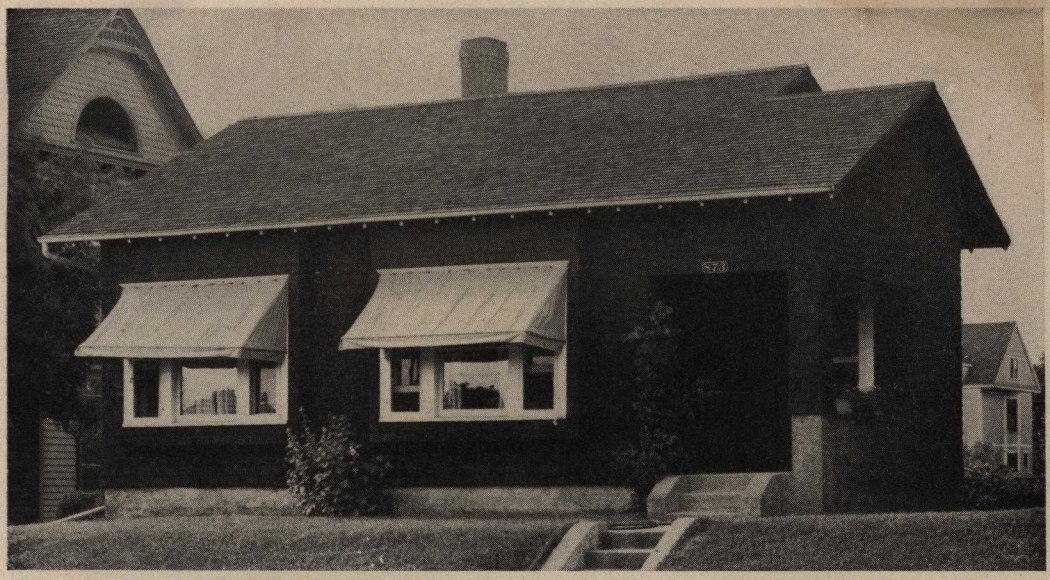
TYPICAL CALIFORNIA BUNGALOW. DESIGN NO. G-1318.

An exceedingly fine example of a Bungalow built on artistic lines is shown in this elevation. The side walls are plastered with cement mortar. An interesting feature in the elevation is the way the sills and head-casings of the windows have been carried continuously around the house forming various sized panels in the stucco. Much charm is due to the entrance porch with its substantial columns and the well detailed gable treatment.

The living room in the floor plan suggested below is entered through a vestibule from the front porch. An artistic fireplace with book cases built in on either side below casement windows completely furnishes one end of this desirable room. A wide window gives a panoramic view of the front garden and approach. Beyond is the dining room with a wide bay affording views to both front and rear. The centre window of the bay is raised to accommodate a china or glass closet below. A veranda with extended balcony overlooks the garden and connects with the dining room through a pair of glass doors. This will make a charming little corner and with an awning shading the balcony form a most artistic spot for outdoor dining. Service can be had from the kitchen through the diningroom. The kitchen is well arranged with a roomy dresser and a good sized pantry. Alongside the range is a large ventilated store closet and opposite an entry with provision made for a refrigerator, leading to a service porch. The kitchen connects with the bedroom hall and basement through the pantry. Two bedrooms and bath are provided. The front bedroom is unusually desirable having a bay window exposure to the front. Both bedrooms have windows on two sides and are thus assured of an abundance of fresh air and sunlight. The bedroom closets are ventilated to the attic through registers in the ceilings. The attic is provided with ventilating louvres in the front gable. A full basement extends under the kitchen, dining room and pantry. The laundry is located under the kitchen and a cold storage closet under the pantry. The balance of the basement provides ample room for heating apparatus and fuel bins.




The cost of this very attractive bungalow is estimated at $2,000, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications $25.00.

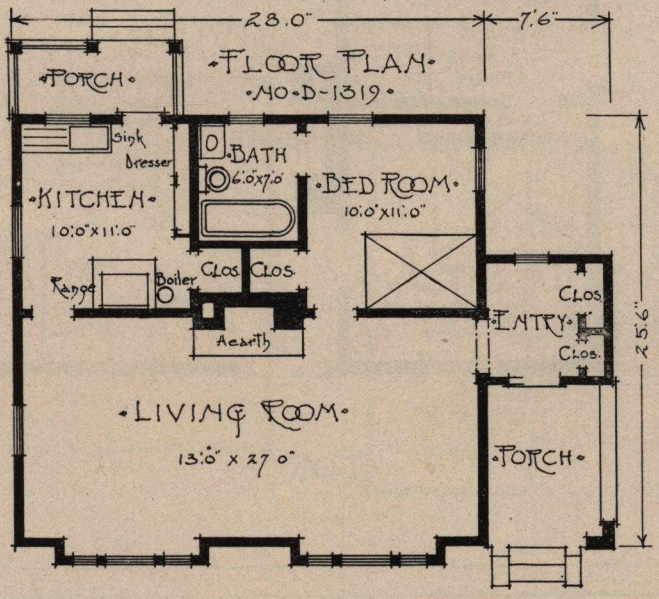


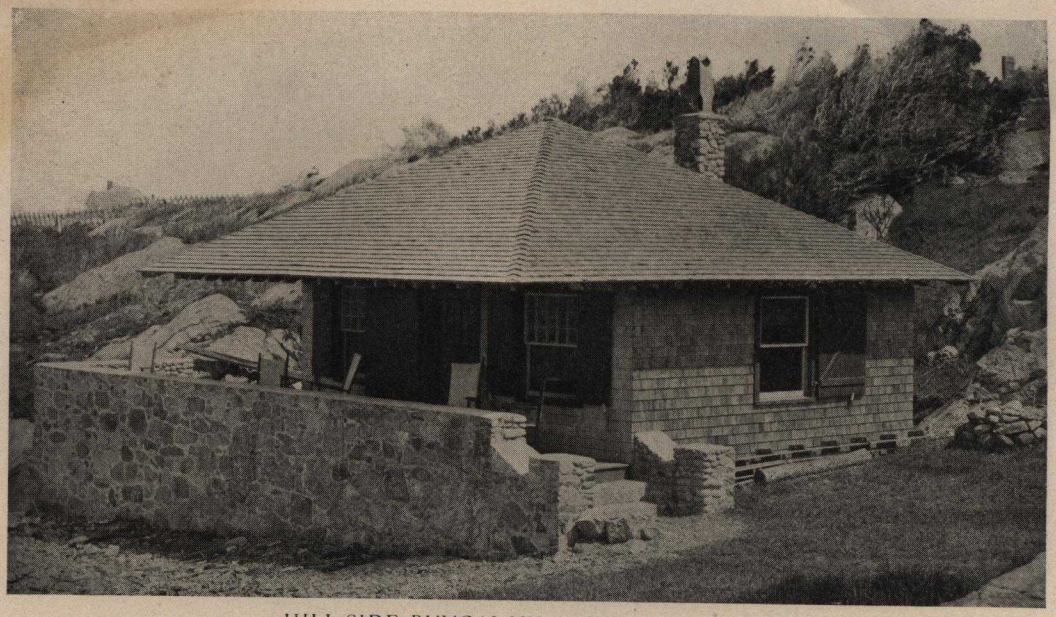
THREE-ROOM BUNGALOW. DESIGN NO. D-1319

Above is shown a small bungalow of unusual attractiveness. The shallow bays, with grouped windows, give a pleasing individuality to the design.

The floor plan arrangement, suggested herewith, is practical and economical in construction. In planning, great care has been taken to utilize structural material in stock lengths. The flue for fireplace and kitchen range use the same chimney, and the kitchen and bath adjoin one another. One interesting feature is the little entry or reception hall. Here two closets are provided, the small one for umbrellas, etc., the other for coats. The living room, entered from this little hall is 13 feet wide and 27 feet long. It extends clear across the full front of the house and is used for dining room as well. A large inviting brick fireplace is set in the centre of the rear wall. On either side are doors leading to kitchen and bedroom. The kitchen is equipped with ample dresser space and other conveniences. There is also a generous pot closet alongside the kitchen range. Opening off of the rear is a good sized porch, which would make a desirable place for doing many of the little duties of the household. The bedroom is 10 feet by 11 feet, with windows on two sides; these are located so as to provide for the dresser against the rear wall. The bathroom immediately adjoins. A basement is provided under the rear portion of the house.

The estimated cost of this cozy little bungalow home is $900, exclusive of the heating, plumbing, electric work, and decorations. Price of plans and specifications $10.



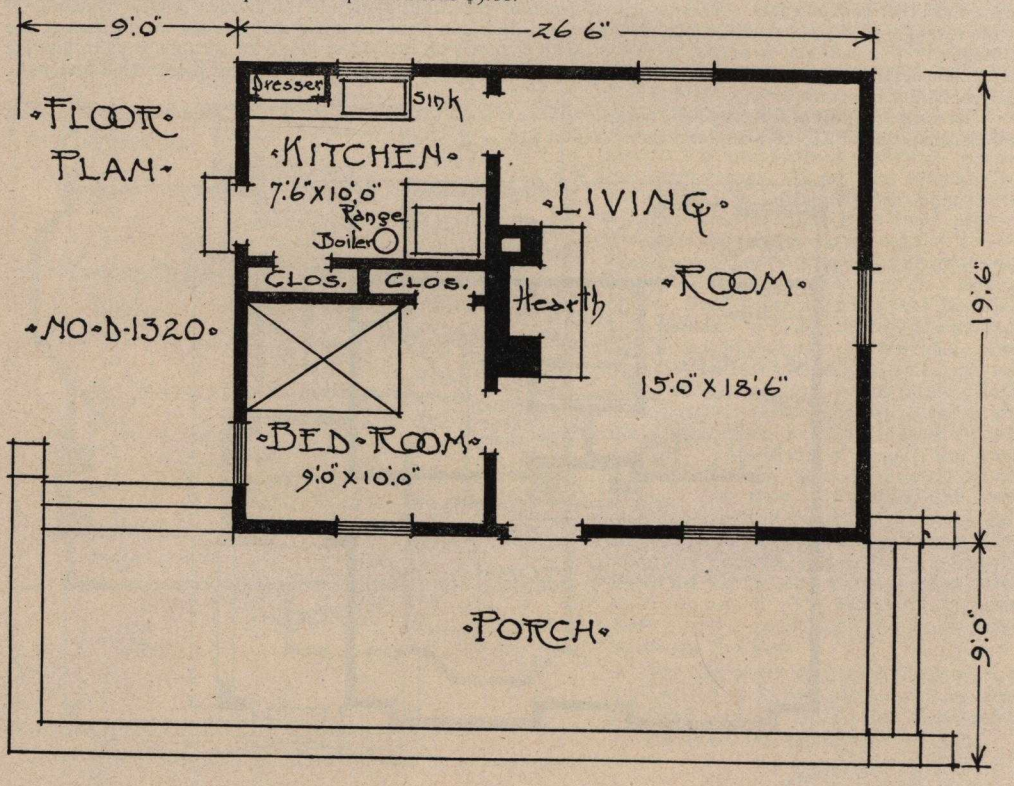


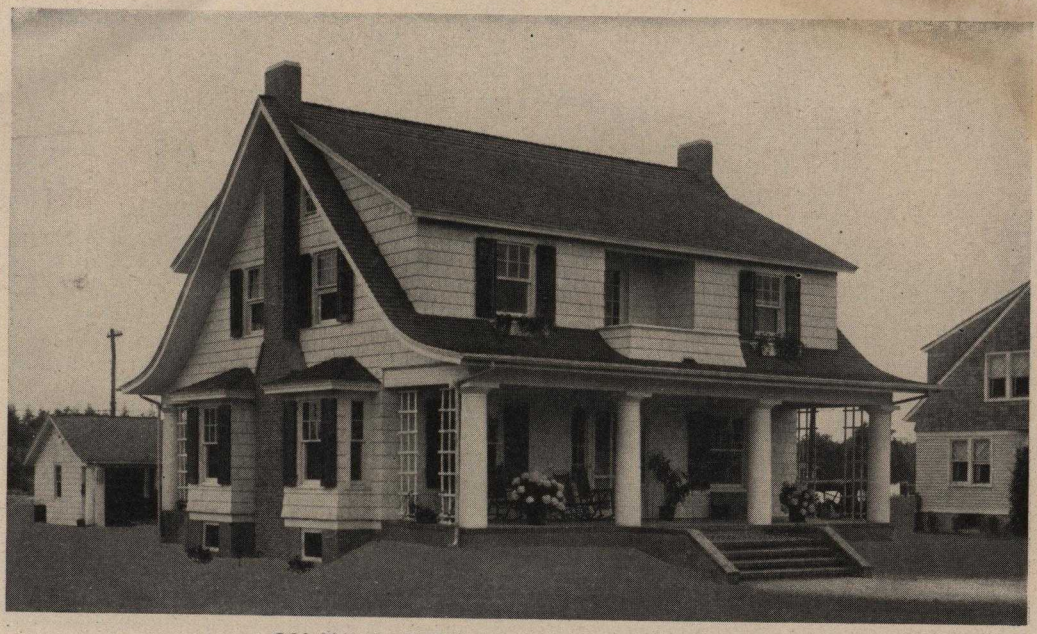
HILL-SIDE BUNGALOW. DESIGN NO. D-1320.

The above is a splendid illustration for an artistic little bungalow. Broken stone from the hill-side has been used to good effect in the wide front porch.

Below is a floor plan suggested for such an elevation. The living room is very attractive, has windows on three sides, and a large open fireplace. This is located so as to carry the flue from the kitchen range in the same chimney. Closets are provided for the kitchen and bedroom, also a hanging closet with glass doors over the drain board in kitchen. The house stands on a stone under-pinning.

The cost of this charming little bungalow is estimated at $550, exclusive of heating, plumbing, electric work, and decorations. Price of plans and specifications $5.00.



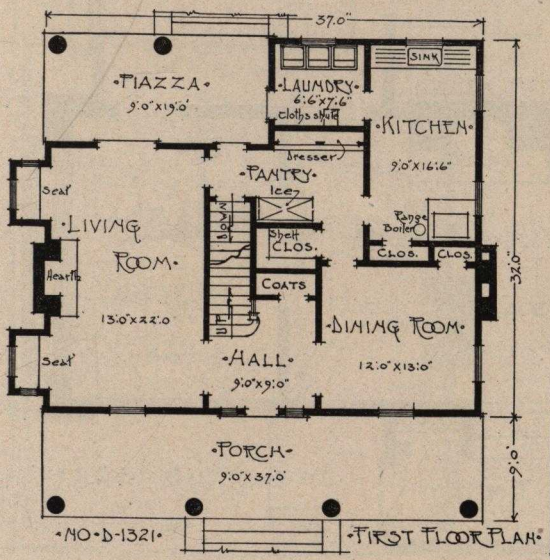


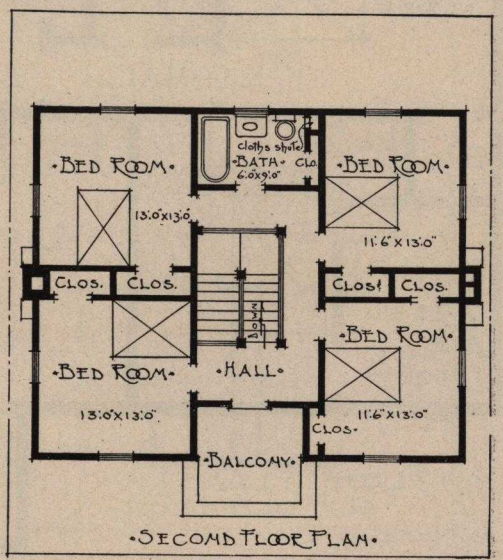
COLONIAL COTTAGE. DESIGN NO. D-1321.

The above picture is selected as representing the best in small cottage construction. The most noticeable features are the sweeping slope of the roof, the massive porch columns and the little rectangular bays flanking the exposed chimney. These, together with the flower boxes under the dormer windows and the centre balcony, give it a quaint style of which one does not tire. The porches are partly screened at each end with lattice for vines.

The floor plan suggested below offers a very compact and convenient arrangement. The living room 13 x 22, is extremely fortunate in decorative features, and opens on both front porch and piazza. A door at the rear opens into a roomy pantry furnished with dresser, refrigerator space, and a large store closet. The pantry connects kitchen and dining room and has a service door leading to piazza. The kitchen is large and well lighted and has a pot closet handy to the kitchen range. Adjoining is a laundry with chute from second story bath for soiled clothing. One ascends to the second floor from the centre entrance hall. At the right of the stairs is a convenient coat closet and wide openings connect with the adjoining living room and dining room. The second floor contains four large bedrooms and bath. Each room is provided with ample closets. Off the hall in front is an attractive little balcony. A cellar is provided under the entire house.

The estimated cost of this attractive cottage home, according to the suggested floor plan, is $2,300, exclusive of the heating, plumbing, electric work and decorations. Price of plans and specifications $25.00.

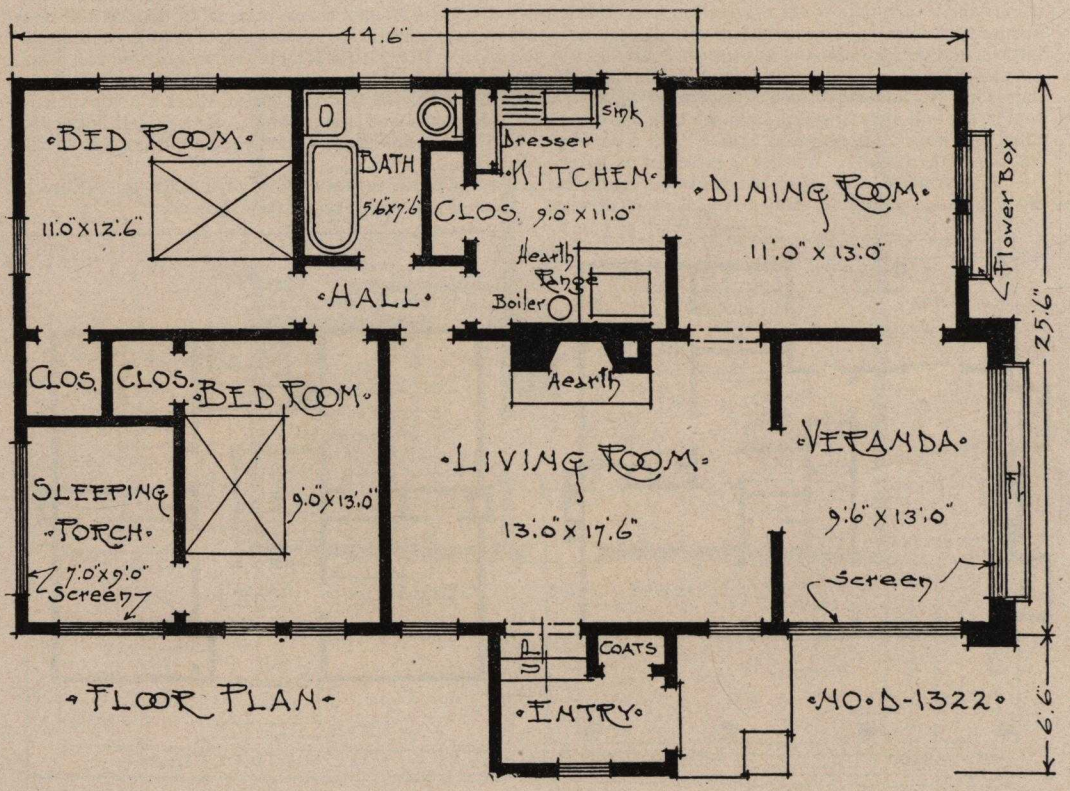


STUCCO AND SHINGLE BUNGALOW. DESIGN NO. D-1322

This suggestion shows a pleasing combination of shingles and stucco. The proposed floor plan has many attractive and interesting features. The livingroom is entered by ascending three steps from the entry. A large fireplace is directly opposite and a pair of glass doors open on to a screen enclosed veranda. The kitchen is provided with a large closet and dresser. Two bedrooms and bath open off of a little hall. Each bedroom is provided with a large closet. A sleeping porch adjoins the front bedroom.

The estimated cost of this attractive Bungalow is $1,300, exclusive of heating, plumbing, electric work and decorations. Price of plans and specifications $15.00.



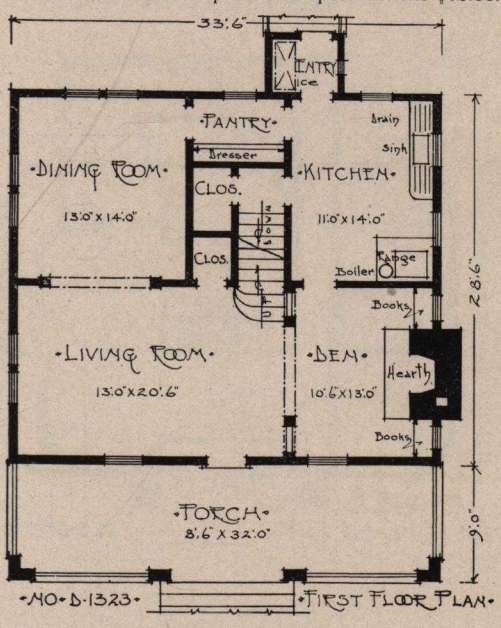
SEMI-BUNGALOW. DESIGN NO. D-1323

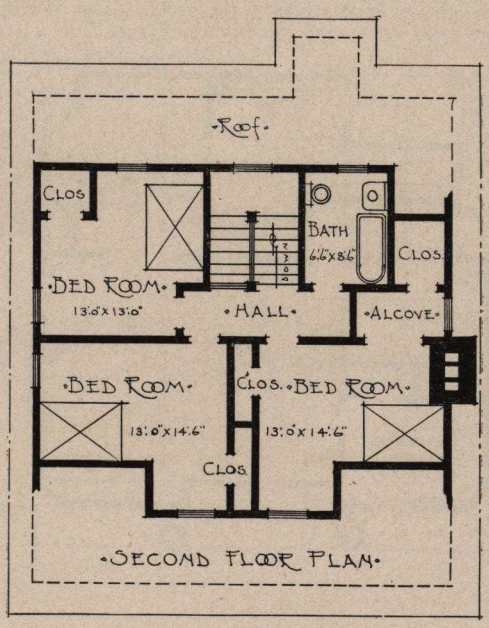
Here is shown an attractive example of the results of simplicity and good proportion. The house is covered with shingles and peak roofed with a shed dormer on front and rear.

Below is suggested a floor plan for such an elevation. A living room and den separated by a post and panel treatment occupy the front of the house. The den is furnished with a stone fireplace and bookcases built in on either side. At the rear of the living room is a pleasant dining room This connects with the kitchen through a pantry. The cellar stairs descend from a platform off the kitchen, where is located a large closet for storage purposes. The kitchen range connects with fireplace chimney by way of a flue passing through an enclosed portion at the top of the near bookcase. The corresponding section in the case on the opposite side of the fireplace is arranged as a cupboard for magazines. Service way is had from the kitchen into the den through a door at the side. A closet is built in at the left of the stairs for coats and wraps.

On the second floor are three bedrooms and bath. Closets are arranged for each room. A full basement is provided under the entire house.

The cost of this attractive home is estimated at $1,600, exclusive of heating, plumbing, electric work and decorations. Price of plans and specifications $16.00.



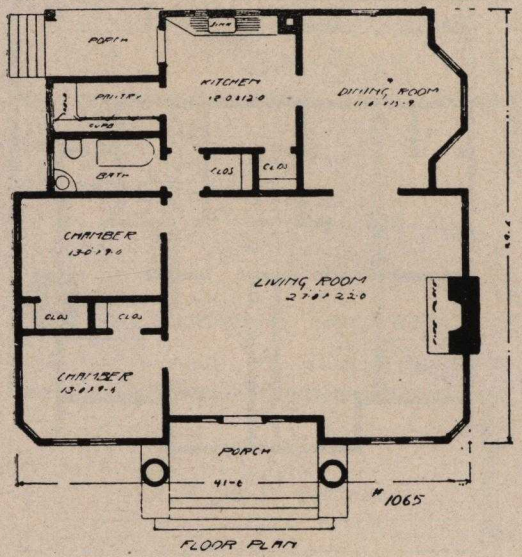



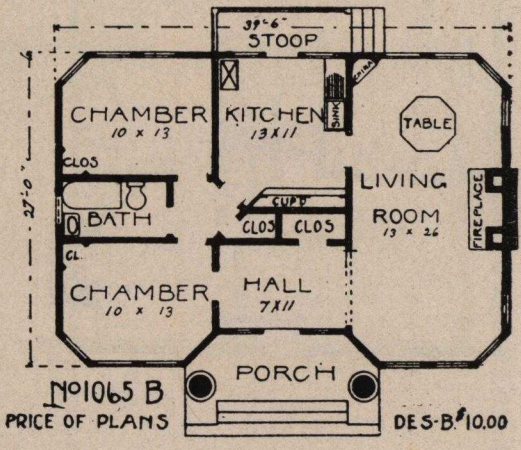
AN ATTRACTIVE BUNGALOW. DESIGN NO. D-1065

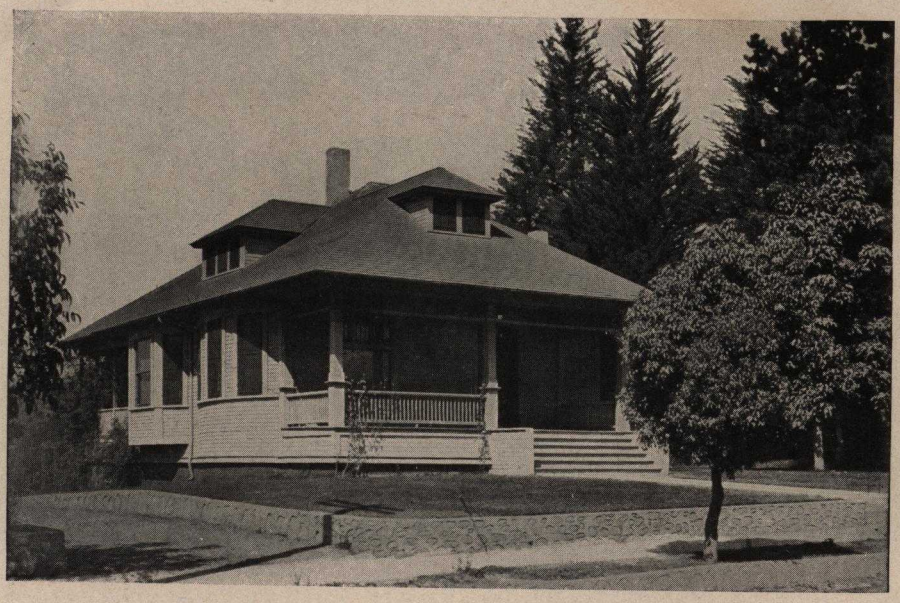
We have in this design quite a large one-story cottage, the main feature of which is the magnificent living room, 27 feet by 22 feet in size. This room, entered directly from the porch, is very attractive, and, with its large open fireplace and possibly a wide seat built around in the corner, would make an effective and luxurious interior. The two good sized chambers, to the left of the living room, are provided with liberal closets. The chamber to the front is especially desirable, as it has windows on two sides, making a very light and airy room. The dining room lies beyond the living room and is connected with a wide archway. A deep bay, at the side, offers views to both front and rear. The kitchen adjoins and opens on to a rear service porch. It is provided with a pot closet, and a roomy pantry, with ample cupboards, opens off to the left. Service way is provided to the living room as well as to the dining room. The bathroom immediately adjoins the bedrooms, and is entered from a little passage connecting living room and kitchen. Here is located a large closet for soiled clothes. There is no basement, the house setting only on a stone underpinning. If a basement with heating plant were desired, this could be very readily arranged. The stairway, going down to same, could be built where the closets are now shown between the living room and dining room.

The finish of the living room and dining room is of white oak; balance of rooms soft wood, painted. Hardwood floors are included throughout.

Cost $1,700, exclusive of heating, plumbing, electric work, and decorations. Width 41 feet 6 inches; depth 39 feet 6 inches; height of first story 9 feet 5 inches. Price of plans and specifications $17.00. In design 1065 we have a smaller plan to this same exterior, that some may prefer, and which would cost probably $300 less to build. Plans and specifications $15.00.



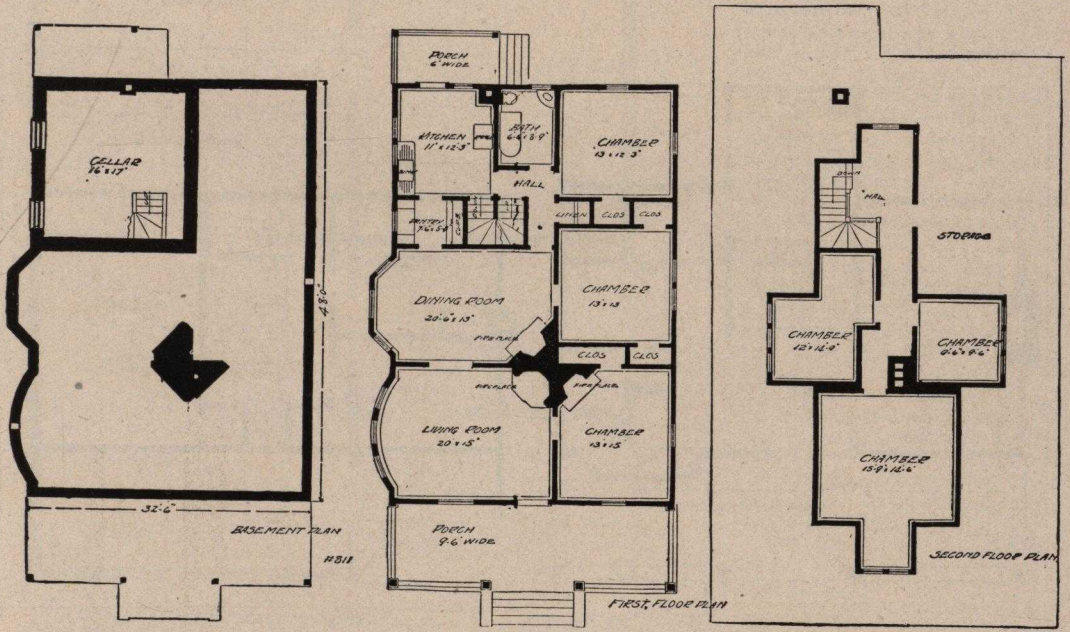





A BUNGALOW HOME. DESIGN NO. D-811

In this design we have a cottage home, almost on the order of a bungalow. In a home of this description the hall is generally a pleasant apartment in the front corner of the house and is used as a living room. The dining room adjoins at the rear through a wide opening. There are three splendid sleeping rooms on first floor and three additional rooms could be secured on second floor. The front chamber, on the ground floor is particularly attractive, with a cosy fireplace and windows opening on the front and side and if not required for sleeping purposes, it would make a most desirable study or den.

The cost is $1,850, exclusive of the heating, plumbing, electric work, and decorations. Width 32 feet 6 inches; depth 48 feet, height of basement 7 feet; first story 10 feet 7 inches; second story, centre of rooms 8 feet, 3 inches; lowest height second story 6 feet 6 inches; price of plans and specifications $18.00.

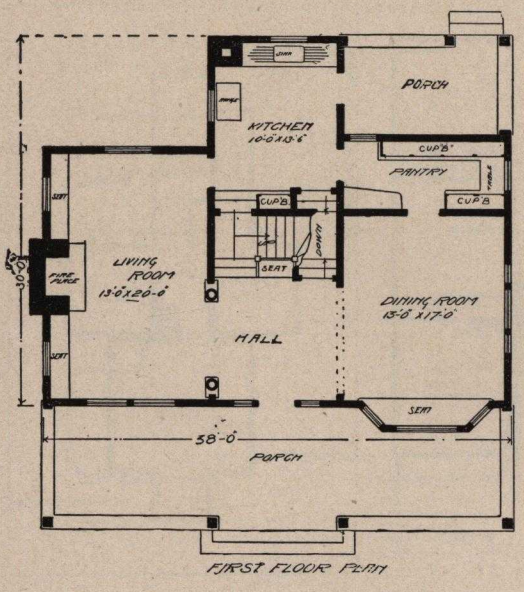


ONE AND A HALF STORY COTTAGE. DESIGN NO. D-1070.

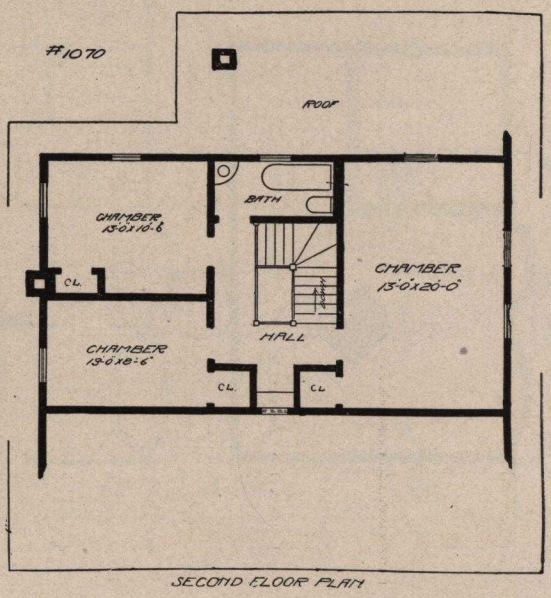
This cottage design presents to us many attractive features. The wide porch extending across the entire front with main roof sweeping down over same, gives considerable character to the design. The centre entrance hall with rooms opening on either side, gives the interior spaciousness not otherwise possible to obtain. The stairway serves both for the kitchen and the front hall as well. It is also arranged so that the cellar may be reached from either front or rear of the house, or, if desired, the stairway leading from front hall to cellar could be omitted and a coat closet obtained in this place. The living room contains a handsome fireplace with wide and inviting seats on either side and a door at the rear gives service way to the kitchen. The pantry accommodations are unusually complete. The basement extends under the entire house with a cement floor.

The finish of the first story main rooms would be of birch or white oak, balance of the house in pine. Hardwood floors are used throughout the first story; also the second story, hall and bath. The second story provides one extra large chamber for the owner's occupancy.

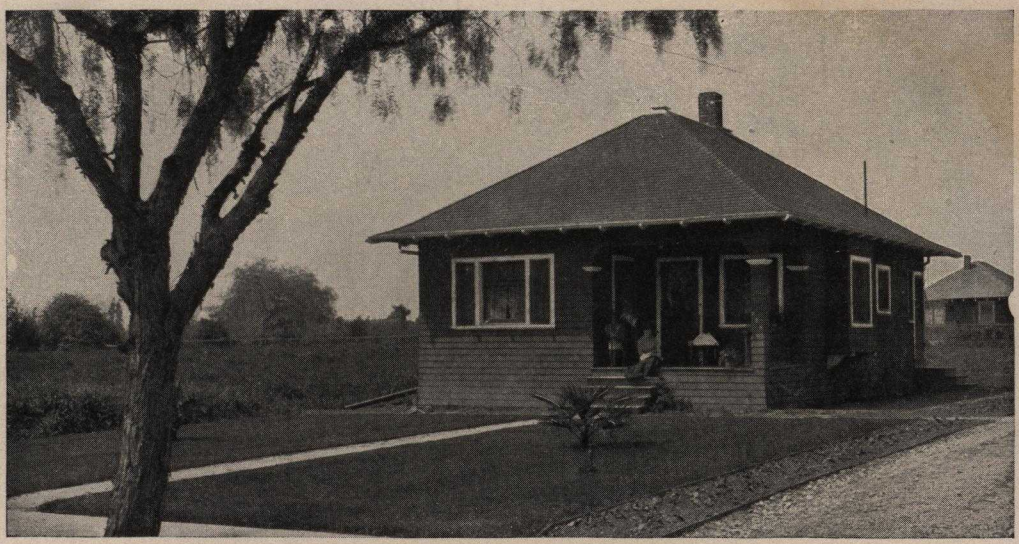
Cost $1,850, exclusive of heating, plumbing, electric work, and decorations. Width 38 feet; depth 30; height of basement 7 feet; first story 9 feet; second story 7 feet 6 inches; lowest height second story 5 feet. Price of plans and specifications $18.00.



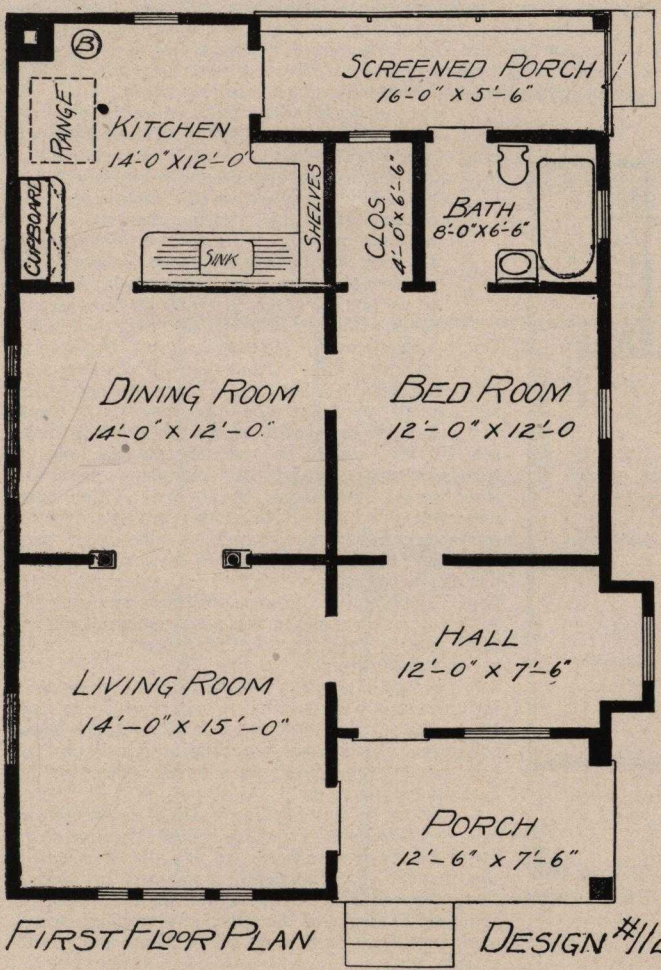

FIRST FLOOR PLAN




SECOND FLOOR PLAN



FIVE-ROOM BUNGALOW. DESIGN NO. D-1120




FIRST FLOOR PLAN DESIGN #1120.

A tiny little bungalow home that will certainly give satisfaction to the builder. The reception hall is a pretty feature of this design and leaves the living room for the privacy of the family. The latter, connecting as it does, with dining-room through a columned archway, gives practically one long living room.

The bedroom is of good size with an extra large closet, ventilated by a window, and a bath opening off same. The latter also opens on a screened rear porch. An additional bedroom can be built where rear porch is now located if desired and the porch moved further to the rear of kitchen, without any difficulty. This slight change and adjustment is a matter which can readily be arranged for by simply attaching a memo. of agreement to the contract with the builder, thus using the plans as prepared and avoid the necessity of having plans drawn specially to order, just to technically provide for this matter.

The exterior is intended to be of shingles though cement plaster can be used with good effect.

Cost $1,200, exclusive of the heating, plumbing, electric work and decorations.

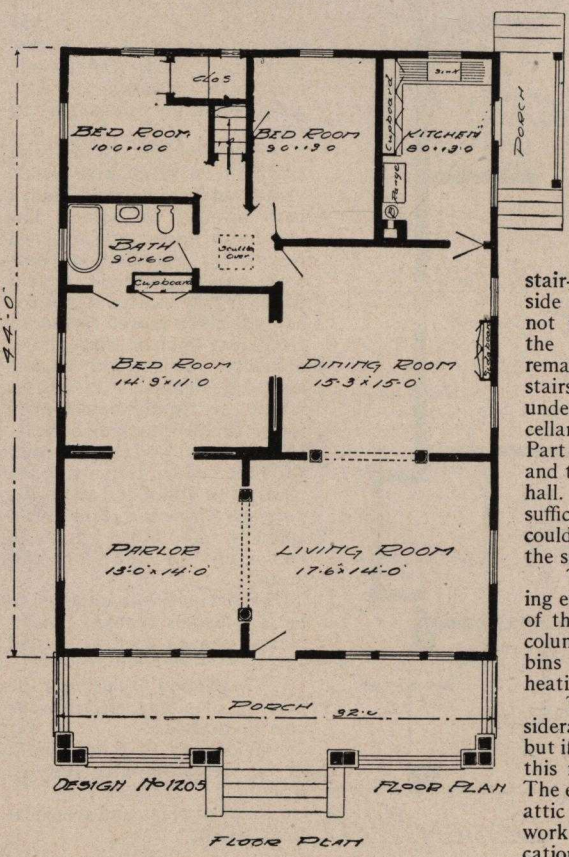
Width 27 ft. 6 in.; depth 41 ft.; height of first story 10 ft. 6 in.

Cost of plans and specifications, $12.00

## A SOUTHERN BUNGALOW DESIGN. No. D-1205

This design offers an extremely practical solution of the Bungalow home. The exterior is simple and pleasing in detail. The dormer in the front is in good proportion and is a decorative feature against the otherwise plain expanse of roof. As the house is planned, the dormer is used for ventilating purposes only.

The floor plan is well arranged with a view to decorative and domestic purposes. The living room and parlor, connected by a wide columned archway, occupy the entire front of the house. At the rear of the living room is a large dining room with openings into the kitchen and bedroom hall. A china closet is built in between the windows of the outside wall, and on the opposite side of the room is a large sliding door, opening into a good sized room that could be used for either a bedroom or library. This room connects directly with the bath, and with the parlor through a pair of sliding doors. The other two bedrooms are of ample size and open on to the little hall connecting with the bath. A scuttle-way to the attic is built in the ceiling of this hall.

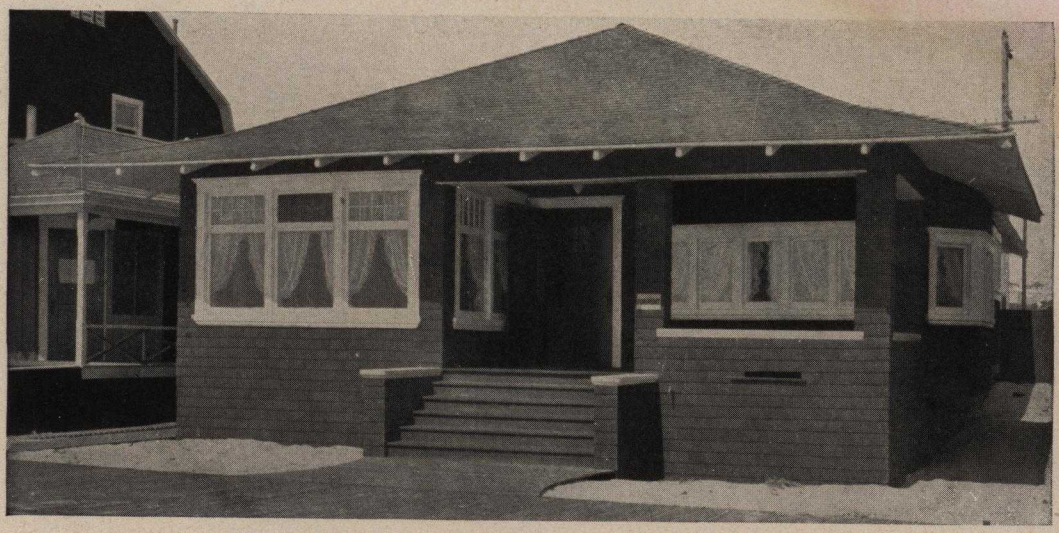



FLOOR PLAN

The kitchen opens onto a rear porch and is amply supplied with cupboards and counter space. By raising the pitch of the roof and putting in dormers on each side, in addition to the one in front, it would be possible to secure three bedrooms in the attic; to do this, however, it would be necessary to sacrifice the rear bedroom adjoining the kitchen for stair room. The stairs could begin to go up a little further front than where the present stair-way starts to descend, but on the right-hand side of the partition. As the new stairs would not take up the entire width of the bedroom, the kitchen could be widened to use up the remaining space. With this planning, the cellar-stairs would start from the kitchen and go down under the new flight. The room taken up by the old cellar-stairs would now become valuable closet room. Part could be used for a closet to the corner bedroom and the balance for a linen closet opening into the hall. The break in the corner bedroom, necessary for sufficient closet room in the arrangement as shown, could now be done away with and so greatly increase the size of that room.

The foundation is of split field stone. An interesting effect has been secured by carrying up the stone of the foundation to form pedestals for the porch columns. The basement contains laundry room, fuel bins and storage closet with ample space for the heating apparatus, etc.

The cost of this dwelling would of course be considerably increased by making a finished second story, but if the room were necessary, it could be secured in this manner as economically as in any other design. The estimated cost, not including the finishing of the attic and exclusive of the heating, plumbing, electric work and decorations is $1,550. Plans and specifications, $15.

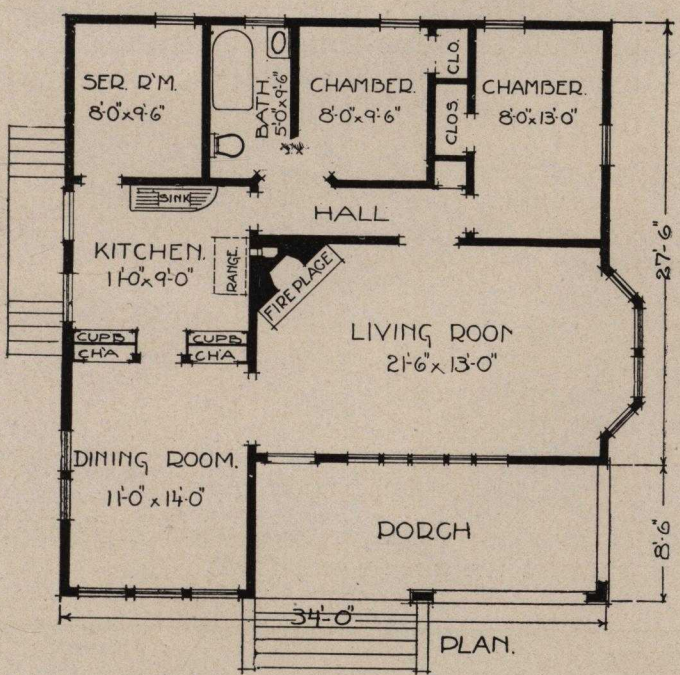


A COMFORTABLE BUNGALOW. DESIGN NO. D-1252.

An unusually good bungalow plan. Note the fine porch and splendid living room, the latter connecting by means of archway with dining room in front (one of the delightful features of many modern homes), and the economy of space secured by having kitchen in centre and connecting with rear or bedroom hall. This bedroom hall is concealed from living room by an archway where curtains are intended to be hung and the bath is accessible to all occupants of the house from it. There are ample cupboards and china closets built in the partition between dining room and kitchen.

The interior finish in living room and dining room is intended to be of hardwood, with hardwood floors. Balance pine, poplar or cypress, painted or stained. The exterior is intended to be shingled, though cement plaster can be used with good effect. No basement, but concrete foundation is intended.

Cost $1,550, exclusive of the heating, plumbing, electric work, and decorations. Width 34 feet, depth including front porch 36 feet, height of first story 9 feet 9 inches. Cost of plans and specifications $15.00.



# Why Keith's Plans?

IT is not what you *pay for plans* that is the *real consideration* but it is *what you get. Why?* Because upon your plans, and more especially the details and specifications, depends entirely the *proper* or *improper* expenditure of your money. You want every dollar you put into your building to *count* and you do not want to shed tears over a botch when it is too late, when the cost of proper, detailed plans is so small.

## Cost of Stock Plans

*When price of plans is not stated in description*

Complete working drawings, details, and specifications and blank "Builder's Contract" and "Bond" ready for execution will be sent to any address on receipt of money or express order, bank draft, or certified checks, as per schedule below:

| | | | | |
|---|---|---|---|---|
| For homes costing to build under prices quoted, less than $800 | ( See "exchange offer" ) | | | $5.00 |
| From $800 up to $1,200 | " | " | " | 8.00 |
| From 1,200 up to 1,600 | " | " | " | 10.00 |
| From 1,600 up to 2,000 | " | " | " | 15.00 |
| From 2,000 up to 2,500 | " | " | " | 20.00 |
| From 2,500 up to 3,000 | " | " | " | 25.00 |
| From 3,000 up to 4,000 | " | " | " | 30.00 |
| From 4,000 up to 5,000 | " | " | " | 40.00 |
| From 5,000 up to 7,000 | " | " | " | 50.00 |

Above $7,000, price named upon application.

Duplicate set plans when ordered with originals, $3.00. If ordered later, but for the same work, $5.00